

Name of Claimant

SAKAI, Shinkichi

Case 868

Custodian File

1666

<u>REAL PROPERTY</u>										Total	
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total			
		500.00								400.00	
<u>PERSONAL PROPERTY</u>										Total	
Motor Vehicles		Boats and Boat Gear									
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column				
		600.		171.00						171.00	
<u>NETS</u>										Total	
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										Total	
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
115.00	29.00	8.70									8.70
TOTAL RECOMMENDATION										579.70	

Mr. Justice H. I. Bird,
Commissioner,
Japanese Property Claims
Commission,
Court House,
Vancouver, B. C.

file 868

MEMORANDUM RE PROPERTY SITUATE AT
FRASERS BAY, UCLUELET, SOLD BY THE
CUSTODIAN TO NORTH COAST TIMBER
COMPANY LIMITED.

There was a small fishing community at Frasers Bay prior to evacuation, the properties situate thereat being owned by Japanese. Frasers Bay, we understand, is a few miles away from Ucluelet. These properties were waterfront properties suitable as residences for fishermen.

Immediately following evacuation either the claimants themselves or the Custodian were able to rent most, if not all, of these properties to members of the R.C.A.F. stationed at Patricia Bay and other points close by. However, as the personnel at Patricia Bay was reduced, the rental of some of these properties became more difficult. The Custodian made a bulk sale of five properties at Frasers Bay in or about May or June, 1945 to the North Coast Timber Company Limited. I am advised by Crown Counsel that the total sale was for \$3750.00. Only four out of the five former property owners have filed claims before this Commission. The amount of the purchase price distributed to these four totals \$3350.00 as will appear by the Schedule attached hereto, the fifth property was included at the sale, therefore at the value of \$400.00.

The appraisals on these properties in the main were made by H. G. Winter and his reports are of a very sketchy nature as appears in the claim files. In one instance, Thomas Byers, a carpenter, did the appraisal and is not in very great detail, suggesting that he was appraising

the building only. In that case, being Case 259, his estimate of value of the building is considerably less than what the claimant alleged he paid to build it in 1941. The Land Registry Office records in Victoria show that North Coast Timber Company Limited re-sold the five properties purchased from the Custodian together with District Lot 279 to Canadian Lumber and Door Company Limited on July 31, 1947 for \$6850.00. However, to date, the writer has been unable to ascertain any information which would indicate the value of said District Lot 479 or as to whether or not Canadian Lumber and Door Company Limited are subsidiaries of North Coast Timber Company Limited, or in any manner commercially tied up with that Company. In these circumstances he recognizes that the re-sale is not of very great evidential value.

The total assessed value of the properties held by the four claimants was \$4850.00 in 1944 or 1945. As above indicated, these properties sold for \$3350.00. The total claim value by these four claimants is \$5200.00.

From the schedule attached hereto giving details from the evidence presented by the claimants it appears that with the over-all award on outside of Vancouver property, the claimant in case 1107, having regard to his claim value which obviously is based upon assessment, will be reasonably affected.

In case 275, details of which are referred to in the Schedule, we cannot conscientiously urge special consideration in view of the fact that the claim includes a new float alleged by the claimant to have been built in 1941 at a cost of \$300.00 with respect to which your Lordship has already taken the view that it was not part of the realty and being undeclared does not come into the category of lost chattels. Therefore, it would appear that the over-all award would reasonably compensate the claimant.

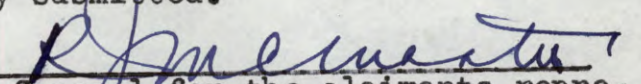
With regard to Case 259 we consider that the

over-all, having regard to the general recovery of other claimants might be considered to be adequate. The Custodian himself in distributing the proceeds of the sale gave this claimant a \$1,000.00 as against a \$600.00 appraisal.

In the case of claim No. 868, however, we respectfully submit that the share of the sale price, that is, \$500.00 paid to this claimant is considerably out of line and requires special treatment. As you will observe from the attached Schedule, the claimant purchased the property in 1939 for \$1400.00. He made certain improvements to the property at an estimated cost of \$300.00. The assessment in 1945 was \$850.00 and the claim value is \$1200.00. In view of the sketchy nature of the appraisal herein and having regard to the relationship between claim value and the amount received and claim value and assessment with respect to the other three claimants, the \$500.00 assigned to this claimant does not appear to be in line and even with the over-all 10% added, would not, in our opinion, be sufficient compensation. We respectfully suggest that it would take an award of about \$400.00 to bring this case in line with the other Frasers Bay properties.

Having regard to the purchase price by the claimant and if your Lordship sees fit in applying the principle in the Diggon-Hibben v. Regem case, we would suggest that it would not be at all out of line to say that the value of this property to the owner was at least \$900.00 in view of the fact that he paid \$1400.00 for it in 1939.

Respectfully submitted.


Counsel for the claimants represented by the Co-operative Committee on Japanese Canadians.

February 3, 1950.

SCHEDULE

Case No. 868, SAKAI, S.

Lot 9, Section 21, Claim \$1200.00, Assessment, 1945, \$850.00
Skeleton Appraisal by Winter, \$450.00; Portion of sale price
\$500.00.

Claimant alleges he bought the property in 1939 for \$1400.00
and thereafter added a sunporch, repaired water pipes and
painted the house and shingled the roof at a cost of about
\$300.00.

Case No. 1107 - MATSUKA, Nobu.

Lot 1, Claim \$1500.00, 1945 assessed value \$1500.00;
Winter appraisal, \$1200.00; portion of sale price,
\$1300.00.

Claimant alleges he bought the property in 1943, being a
lot 40 x 100 feet. He does not disclose the purchase price
but advises that the house which was on the property burned
down in 1938 or 1939 and he built a new house at a cost of
\$2,000.00 in 1939, \$1500.00 of which represented cost of
materials.

Case No. 275 - KOYAMA, T.

Lots 11, 12, and 13, Claim \$1,000; Assessment, 1942 -\$1200.
Assessment, 1944 - \$950.00; Winter appraisal \$500.00;
Portion of sale price, \$550.00.

Claimant bought 11 in 1925 for \$500.00 included an old house
and bought Lots 12 and 13 in 1927 for \$300.00. Each lot was
50 x 100 feet with a total water frontage of 150 feet. The
claimant states that he re-built the old house in 1926 at a
cost of \$400.00 and built a new float in 1941 at a cost of
\$300.00. The float is not mentioned in the appraisal by
Winter. The property rented for two years at \$15.00 a month.

Case No. 259 - OYE, M.

Lot 7, Claim \$1500. Assessed Value in 1944, \$1550.
Appraised by Thomas Byers, a Carpenter, at \$600. Credited
out of purchase price, \$1000. C

Claimant states he bought the lot, 40' x 110' in 1940 for
\$200.00. Cleared land at a cost of \$100. Built a house
late in 1941 costing \$1200. The house was not quite complete.
The claimant had the house insured for \$1,000.00 at the time
of evacuation.

R. J. [Signature]

CASE NO. 868

JAPANESE PROPERTY CLAIMS COMMISSION

(SUB-COMMISSION)

Winnipeg, Manitoba.

September 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

SHINKICHI SAKAI

PROCEEDINGS AT HEARING

CASE NO. 868

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

SUB-COMMISSION

B E F O R E

10 (THE HONOURABLE MR. JUSTICE A.G.BUCKINGHAM, SUB-COMMISSIONER)

Winnipeg, Manitoba.

September 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

SHINKICHI SAKAI

PROCEEDINGS AT HEARING

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APPEARANCES:

F.M. FERG, Esq., Appearing for the
 Dominion Government

S.M.CHERNIAK, Esq. Appearing for the Claimant

- - - - -

G.N.R.UPTON, Esq., Official Interpreter

MARK H. PEARCE, Esq., Official Reporter.

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S. Sakai,
In Chief.

SHINKICHI SAKAI, the claimant herein, being
first duly sworn, testified as follows:-

DIRECT EXAMINATION BY MR. CHERNIAK:

MR. CHERNIAK: May I make the amendment, Your Honour?

THE COMMISSIONER: Yes.

MR. CHERNIAK: The claim for real Estate is \$1200.00
as shown, the sale price should be shown at \$500.00,
Net claim, \$700.00. As to the personal chattels, the
claim on the items sold is correct as shown, so that
the whole claim totals \$1786.00 for both real and
personal property.

10

Q Mr. Sakai, I show you a typewritten statement - I
show you three typewritten statements, were these
prepared in accordance with your instructions?

A Yes.

Q Are these your signatures? A Yes.

Q Do you swear the contents to be true to the best of
your knowledge, information and belief?

A Yes.

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MR. CHERNIAK: I tender as Exhibit 1, Your Honour, the
real estate statement.

(Real Estate Statement EXHIBIT 1.)

MR. CHERNIAK: As Exhibit 2 the statement as to the
fishing boat.

(Fishing boat statement, EXHIBIT 2.)

MR. CHERNIAK: And as Exhibit 3 the Personal Chattel
statement

(Personal Chattel Statement, EXHIBIT 3.)

MR. CHERNIAK: On behalf of my learned friend I will file
his appraisal as Exhibit 4.

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(Appraisal, EXHIBIT 4.)

S. Sakai,
In Chief.

MR. CHERNIAK: Possibly my learned friend would like to file his analysis sheet at the same time?

MR. FERG: Yes.

(Analysis Sheet, EXHIBIT 5.)

10 MR. CHERNIAK: Turning now to Exhibit 1, Your Honour the claimant sets out that this was a three roomed house, shingle on frame, cedar posts; inside paper and 'V' joint and the floors were linoleum on fir. Lot, 40 x 100 and it was purchased in 1939 and paid \$1400.00. He says that this price was for the lot, the house, the wharf and the bathhouse and shed and that after he bought he added a sun porch, repaired the water pipes, painted the house and shingled the roof. The cost of materials and his own and hired labour he estimates at \$300.00, so the total cost to him in 1939 was \$1700.00. He states that considering the good condition of the buildings, and the location on the waterfront he thinks the appraisal was too low and that the fair market value at date of sale was at least \$1200.00

20 In Exhibit number 4 there is nothing much said by the appraiser other than 'Frame building, approximately 26 x 30 on cedar posts, value \$450.00.' There is no mention of the size of the lot or nature of it; no mention of the wharf, bathhouse, shed and no actual description of the house itself. Perhaps my learned friend can tell us something of the qualifications of this appraiser or, will he be produced at the adjourned hearing?

MR. FERG: That is the case, Your Honour.

S. Sakai,
In Chief.

MR. CHERNIAK: I think my learned friend will advise your Honour that the assessed value on this property was \$150.00 for the lot and \$700.00 for the building.

MR. FERG: Correct, that is in 1945, January, 15th, 1945, assessed value, gross land \$150.00, improvements \$700.00

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MR. CHERNIAK: I think also - there is no need to clutter up the file - but I think I can refer my learned friend to a letter written by the Custodian to the Claimant on October 8th, 1946 which gives him the information that this property of his had been rented at \$24.00 per month for some time. The rent was eventually reduced to \$15.00 as the result of a joint appeal by the tenants to the Rental Control Board. I am just bringing Your Honour's attention to this because of the demand for housing in that area.

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MR. FERG: Yes, there is a letter giving that information on file, it is a copy of a letter from the custodian to the claimant dated October 8th, 1946, under the caption Real Property and advises him that after his evacuation from Fraser Bay an acute housing shortage developed and this resulted in a steep rise in rent. His place was rented for \$24.00 per month for some time but this rent was eventually reduced to \$15.00 as a result of a joint appeal by the tenants to the Rental Control Board but even at this rate it wasn't possible to find a tenant following the closing down of the R.C.A.F. station at Ucluelet.

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MR. CHERNIAK: Can my learned friend give us the date of

S.Sakai.
In chief.

sale to the purchaser and the agent.

THE COMMISSIONER: And the manner in which it was sold?

MR. CHERNIAK: Yes.

MR. FERG: The property was sold, Your Honour to the North Coast Timber Company Limited for \$500.00 cash as it 7th June, 1945.

MR. CHERNIAK: Is that by tender or - - -

MR. FERG: By tender Your Honour.

MR. CHERNIAK: Turning now, Your Honour to Exhibit 2, the claim for the fishing vessel. The exhibit sets out the nature of the fishing boat, the year it was purchased, about 1932, that it was built to order for \$3,000.00 and was kept in good shape and was taken over by the Navy. As to improvements to vessel since date of purchase the Claimant states that he rebored the cylinder and did a complete overhaul on the engine. He overhauled the motor and enlarged the engine room and overhauled the boat, that was in 1940. The cylinder was rebored in 1938 at an approximate cost of \$70.00 and the motor overhauled in 1940 at an approximate cost of \$50.00 and when he enlarged the engine room and overhauled the boat in 1940 it cost him approximately \$150.00. His comment is that he notes from the Custodian's file that the J.F.V.D.C. Valuation was \$690.00, the Custodian's Valuation per John Gould was \$600.00 but his estimated market value was \$650.00. He is quite satisfied that he could have sold the boat and engine for at least \$1600.00 at date of sale by the Custodian. Perhaps my learned friend would like to file his

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S. Sakai,
In Chief.

memorandum which shows these details.

MR. FERG: Yes.

MR. CHERNIAK: I produce from the Custodian's file a Survey Report signed by John Gould describing this boat which shows a valuation by the surveyor of \$600.00. On the next line he states the estimated market value at \$650.00.

(SURVEY REPORT, MARKED EXHIBIT 6.)

10 MR. CHERNIAK: I produce from the Custodian's file a sheet entitled 'summary taken from vessels records' describing this ship and giving the information that the owner's valuation was \$1800.00, the J.F.V.D.C. valuation \$690.00, the Custodian's price or valuation was \$600.00 and the selling price by the Custodian was \$600.00. The supervision costs were \$81.48 and the owner received \$518.52.

(SUMMARY TAKEN FROM VESSELS RECORDS,
EXHIBIT 7.)

20 MR. CHERNIAK: Turning now, Your Honour to Exhibit 3 you will find that all the articles for which claim is made, consisting of only four articles, are all shown on Exhibit 3, the details as to purchase and original price paid are shown. The valuation by the claimant and the sale price by the Custodian is also shown.

CROSS-EXAMINED BY MR. FERG:

30 MR. FERG: It is submitted Your Honour, on behalf of the Government, that the real property was sold at its fair market value. That the fishing vessel was sold at its fair market value and that the other personal

S. Sakai,
Cr-Exam.

property and chattels were sold at their fair market value.

Q The valuation that you have placed on your house is your own? A Yes.

Q And is just an estimate? A Yes, it is from memory.

Q Now, with regard to the fishing vessel, what was the age of this fishing vessel?

A I can't remember.

10 Q Have you any idea of the age of it?

A Around about 14 years, something like that, I am not sure.

Q And the boat was in constant use by yourself in the fishing business? A Yes.

Q And had been up to the time it was taken over by the Navy? A Yes.

Q And you say that you made improvements to the boat in 1940? A Yes.

20 Q And after these improvements the boat was in continuous use in the fishing business by yourself?

A Yes.

Q Now your own valuation placed on it is an estimate from your own mind? A Well, the original price that I paid for it and the cost of the various improvements.

Q But you at no time had any independent person examine the boat and make a valuation of it for you?

A No, I estimated the price myself.

30 Q And what did you pay for the boat in 1932 when you purchased it? A You wish to have the full

S. Sakai,
Cr-Exam.

price including the engine?

Q That is the way you value it now, isn't it, the
a complete outfit? A Yes.

Q What was the complete outfit when you purchased it?

A About \$3600.00

Q Was it new then? A Yes.

Q And the same equipment that you have now was with it
when you purchased it in 1929, was it, for \$3600.00?

A Yes.

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RE-EXAMINATION BY MR. CHERNIAK:

MR. CHERNIAK: I just want to make sure of one thing
as to which is right.

THE COURT: Yes.

MR. CHERNIAK:

Q You told my learned friend that the boat was built
or was 14 years old, from what date do you mean, do
you remember what year it was built?

A I am not sure.

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Q Would your father have a better idea than you?

A Maybe my father knows.

Q It is not important but I just wanted to know if
you had some idea about it? A I can't

remember that to make sure.

Q Alright.

BY MR. FERG: Just one question?

THE COMMISSIONER: Alright.

MR. FERG:

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Q Did you get a bill of sale with the boat when you

S. Sakai,
Cr-Exam.
K. Sakai
Dr. Exam.

purchased it or did you build it yourself?

A No, the boat carpenter built it.

Q Under your supervision and instruction?

A No, he contracted to build it.

Q In other words you didn't just buy it complete?

A No.

Q You had it built? A Yes.

Q And you told us that was in 1929?

A Yes, but - - -

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Q Do you want to change that date?

A No, I don't want to change it.

Q Would you have some records or documents or receipts that would show it? A No, I don't think so.

MR. CHERNIAK: I will call his father and see if he can clear it up.

KAHE SAKAI, a witness here, being first duly sworn testified as follows:-

DIRECT EXAMINATION BY MR. CHERNIAK:

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MR. CHERNIAK:

Q Mr. Sakai, do you remember your son's boat the "Mylrea"? A Yes.

Q Do you remember when the boat was built?

A I am not perfectly certain but I think about 1929.

MR. FERG: No questions.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified to be a true and accurate transcript.

Mark H. Pearce
(Mark H. Pearce)
Official Reporter

I, the undersigned Sub-Commissioner hereby certify that the foregoing 8 pages of typewritten matter contain a true and accurate record of the sub-commission held in the Law Courts Building, Winnipeg, Manitoba, at the time and date first above mentioned.

[Signature]
(SUB-COMMISSIONER)

Case # 868 w/f NOV 28 1947

THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner, Office of the Custodian, Royal Bank Bldg., Vancouver, B.C.

16.68

ACKNOWLEDGED

[Signature]

w/f

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME SAKAI SHINKICHI (RCMP) Reg. No. 12003

(2) Pre-Evacuation Address House No. 3, Fraser's Bay, Ucluelet, B. C.

(3) Present Address 134 Spence St., Winnipeg, Manitoba.

(4) REAL ESTATE (a) Street Address (if any) Fraser's Bay, Ucluelet, B. C.

(b) Legal description (lot number, block number, section number, etc.) Alberni Assessment DISTRICT Lot 9, Section 21, Clayoquot District Plan 1116

(c) Type of Real Property (cross out words which do not apply): (i) Farm (ii) Residence Type of business (iii) Business (iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sale owner

(e) Fair market value at date of sale (estimate this to the best of your ability): (i) Land \$ 150 (ii) Buildings & Wharf \$ 1050 (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$ (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 1200.00 (v) Amount at which Custodian sold property and credited your account \$ 495.10 500 (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 704.90 700

(5) PERSONAL PROPERTY (a) Place or places at which property was left by the claimant at date of evacuation House No. 3 Fraser's Bay, Ucluelet, British Columbia (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) House (c) How stored or packed at time of evacuation Left intact in house (ordered out on 24 Hours notice) (over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") Left in no one's care as I was ordered out on 24 hours.

(e) Itemized description of personal property which is the subject of the claim:

1.	<u>Items sold by auction on July 25/44</u>	Estimated Value \$	<u>115.00</u> ^{Sale Price} 86.00 ^{Loss}
2.	<u>Fishing boat (Mylrea) complete with attachment.</u>	Estimated Value \$	<u>1600.00</u> 1000.00
3.	_____	Estimated Value \$	_____
4.	_____	Estimated Value \$	_____
5.	_____	Estimated Value \$	_____
6.	_____	Estimated Value \$	_____
7.	_____	Estimated Value \$	_____
8.	_____	Estimated Value \$	_____
9.	_____	Estimated Value \$	_____
10.	_____	Estimated Value \$	_____

TOTAL CLAIM FOR PROPERTY LOSS \$ 1086.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 1790.90

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Winnipeg

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of Manitoba)
TO WIT:)

I, SHINKICHI SAKAI of the CITY WINNIPEG in the MANITOBA

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City Winnipeg of the Province of Manitoba this 10th day of November A.D. 1947.

[Signature]
A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

ITEMIZED LIST OF CHATTELS OF SHINEICHI SAKAI, Reg. #12003
sold by Public Auction at Ucluelet, B.C. on July 25, 1944.

<u>LIST</u>	<u>CLAIMANT'S VALUE</u>	<u>SALE PRICE</u>	<u>LOSS</u>
Quaker Oil Heater-	95.00	25.00	70.00
Kerosene Oil Lamp & shade -	5.00	.50	4.50
2 Burner Oil stove -	5.00	2.50	2.50
Card Table -	10.00	1.00	9.00
	<hr/> 115.00	<hr/> 29.00	<hr/> 86.00

SAKAI SHINKICHI

(Claimant's Name)

REAL ESTATE
(Other than farm)

12003

Reg. No.

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

House

three

Shingle on frame and cedar posts. Inside paper & V Joint. Linoleum on Fir Floors.

Dwelling

40 x 100

1939

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Fishing Village near Ucluelet

\$1,400.00

This price was for the lot, the house, the wharf, and the bathhouse and shed. After I bought it, I added a sun porch, repaired the water pipes, painted house, and shingled roof, cost of material and own and hired labour estimated at \$300.

\$1,200.

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Considering the good condition of the buildings, and the location on the waterfront ^{to} think the appraisal was too low and that the fair market value at date of sale was at least, \$1,200.00

EXHIBIT No.

868-1

DATE

Sept. 3/48

FILLED BY

Claimant

S. Sakai

Signature

SAKAI, SHINKICHI

(Claimant's Name)

PERSONAL PROPERTY

(Fishing Vessels, gear and equipment)

12003.

Reg. No.

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimated value at Evacuation
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VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom Left	Estimated Value
"Mylrea"	153402	Troller & Vancouver Packer	About 1932	Built to order.	\$3,000.00	Kept in good shape.	Fairly Good	Navy	\$1,600.00

Improvements to Vessel since date of purchase:

Type	Date	Cost
Rebered cylinder and complete overhaul on engine.	1938	Approx. \$70.
Overhauled motor	1940	Approx \$50.
Enlarged engine room and overhauled boat.	1940	Approx \$150.

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation
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Arrangements made for storage when evacuated:

Additional Comments, if any: I note from the Custodians file that the J.F.V.D.C. Valuation was \$690.00 the Custodians Valuation per John Gould was \$600.00 but his Estimated Market Value was \$650.00. I am quite satisfied that I could have sold the boat and engine for at least \$1,600. at date of sale by Custodian.

EXHIBIT NO: 868-2
 DATE: Sept. 2/48
 FILLED BY: Claimant

S. Sakai
 Signature

SAKAI SHINKICHI

(Claimant's Name)

PERSONAL CHATELS

12003

Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation	<i>Sale price</i>
Quaker Oil Heater	1940	New	\$110.00	Only used one year.	\$95.00	25.-
Kerosene Oil Lamp & Shade	1939	New	10.00	Good	5.00	.00
2 Burner Oil Stove	1939	Used	8.00	Good	5.00	2.50
Card Table	1939	New	12.00	Excellent	\$10.00	1.-
					<u>115.-</u>	<u>29.-</u>
					less 86	

Description of Storage of Goods:

Left at home.

General Statement as to Chattels not Described above:

All set out above.

Additional Comments, if any:

EXHIBIT NO.

868-3

DATE

Sept. 3/48

FILLED BY

Claimant

S. Sakai

Signature

Alberni Assessment District
Clayoquot Land District
Fraser Bay Inlet

Catalogue No 514
Lot 9 DL 21

Frame building approx 26' x 30'
on cedar posts

Value \$ 450⁰⁰

H G Winters

EXHIBIT No. 968-4
DATE Sept. 2/48
FILLED BY Clamant

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 1666

EXHIBIT No. _____

NAME Shinkichi SAKAI.

REG. No. 12003

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>21/3/42</u>	TAKEN BY _____					
EVACUATION <u>1/6/42.</u>	DATE _____					
	1 small Rowboat Heating Stove Fishing Boat "Mylrea"	Fishing Boat "Mylrea" \$1,600.00 Quaker Oil Heater 95.00 Kerosene Oil Lamp & Shade 5.00 2-Burner Oil Stove 5.00 Card Table 10.00 <hr/> Total: \$1,715.00 Ack. Custodian Credits \$ 629.00 <hr/> Amt. of Pers. Prop. Claim \$1,086.00 <hr/>	\$25.00 .50 2.50 1.00	\$600.00		
		<u>Summary of Auction Sales:</u> 5 Chairs 2.50 Kitchen Table 2.50 Washtub & Wringer 2.50 Furniture 2.75 <hr/> Gross proceeds Auction Sales \$39.25 Less Charges: 9.35 <hr/> Net proceeds Auction Sales: \$29.90 <hr/>				
		<u>Summary of Other Sales:</u> 12' Skiff 5.00 <hr/> Gross proceeds Other Sales: \$605.00 Less Charges: 81.48 <hr/> Net proceeds Other Sales: \$523.52 <hr/>				

RECAPITULATION

<u>Claim</u>	<u>Disposition</u>
\$1,600.00	Sold by Tender &c for \$600.00.
<u>\$ 115.00</u>	Sold by Auction for \$ 29.00
<u>\$1,715.00</u>	Gross amt. Pers. Prop. Claim.

EXHIBIT No. 868-5
 DATE Sept. 3/48
 FILLED BY Claimant

Vancouver, B. C., July 6/48.

RGB/P.

FILE No. 1666

EXHIBIT No. _____

CASE No. _____

REG. No. 12003

VENUE Winnipeg.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
	\$600.00							
\$25.00								
.50								
2.50								
1.00								
2.50								
2.50								
2.50								
2.75								
\$39.25								
9.35								
\$29.90								
	<u>5.00</u>							
	\$605.00							
	<u>81.48</u>							
	\$523.52							
	<u> </u>							
600.00.								
29.00								
Claim.								

MADE IN CANADA

JOHN GOULD

Marine Surveyor and Appraiser
VANCOUVER, B. C.

CABLES:
"GOULD" VANCOUVER, B. C.

TELEPHONE:
PACIFIC 9046

No. 42A.

" Mylrea ".

Survey Report

To whom it may concern :

Name	"Mylrea".		
Official No.	153402	Type	Troller & Packer.
Owner	George S. Sakai.		
Dimensions	L. 32.8 ft. B. 8.5ft. D. 4.3 ft.		
Engines	Gasoline;	Vivian.	
Horsepower	16 B.H.P.		
Fuel	Gasoline.		
Tank Capacity	80 Gallons.		
Pumps	On deck.		
Lighting	Electric.	Drive	Off main engine.
Anchors	None.		
Chains	None.	Rope	None.
Compass	None.		
Stoves	1 Stove.		
Fire Extinguishers	None.		
Valuation	Six Hundred (\$600.00) dollars.		
Estimated Market Value	Six Hundred fifty (\$650.00) dollars.		

August 1942.
Vancouver, B. C.

John Gould.
Marine Surveyor

EXHIBIT No. 868-6
DATE Sept. 3/48
FILLED BY Claimant

✓

SUMMARY TAKEN FROM VESSELS RECORDS

Date: August 26, 1944

Name: SAKAI, Shinkichi

Reg. No. 12003

File: 1666

Boat File No.: CUSTODIAN 1666

Name of Vessel: "Mylrea" 32.8'x 8.5'x4.3' (1926) Vivian 16 HP

Lic. or Reg. No.: Vancouver 153,402

Naval No.: None

Owner's Valuation: \$1,800.00

JFVDC Valuation: 690.00 Survey #200 NW

Custodian Valuation: 600.00

Date of Sale: December 15, 1942

Purchaser: British Columbia Packers Ltd.

Signature on Sales Papers: Custodian

Selling Price: \$600.00

Paid to ~~JFVDC~~ Custodian: 600.00

Supervision Costs: 81.48

Balance due Owner: 518.52

Paid to: Cr. Account of Shinkichi SAKAI

Location of Boat at Sale: Coal Harbour (ex New Westminster)

Claims Against Canadian Govt.:

Claim #514 - B. C. Packers Ltd. - \$27.75 (Unpaid) *Paid 5/5/45
Ref 711*

Additional Information:

EXHIBIT NO. 868-7

DATE Sept. 2/48

FILLED BY Claimant

*J. M. ...
Oct 9, 1946*